



City of Hamilton

AUDIT, FINANCE AND ADMINISTRATION COMMITTEE (SPECIAL - DEVELOPMENT CHARGES HEARING)

AGENDA

Meeting #: AFA-DC 25-004

Date: May 26, 2025

Time: 9:30 a.m.

Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Tamara Bates, Legislative Coordinator (905) 546-2424 ext. 4102

1. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

2. DECLARATIONS OF INTEREST

3. DEVELOPMENT CHARGES HEARING

3.1 Development Charges Complaint - 56 St Matthews Avenue

4. PRIVATE AND CONFIDENTIAL

5. ADJOURNMENT

Bates, Tamara

Subject: FW: Complaint for DC charges and asking for a hearing
Attachments: Letter to Applicant - 56 St. Matthews Avenue, Hamilton - 05-Feb-2025.pdf

From: clerk@hamilton.ca <clerk@hamilton.ca>
Sent: Thursday, March 13, 2025 3:10 PM
To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Carson, Katie <Katie.Carson@hamilton.ca>
Subject: FW: Complaint for DC charges and asking for a hearing

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Amin M <[REDACTED]>
Sent: March 13, 2025 3:07 PM
To: clerk@hamilton.ca
Subject: Complaint for DC charges and asking for a hearing

External Email: Use caution with links and attachments

Hi,

My name is Amin Mokhtarihajiyar, I'm the owner of a vacant land at 56 st Matthews Ave in Hamilton which I want to build. I want to dispute the DC charges on my land on the following grounds:

- The amount of the DC was incorrectly determined.
- There was an error in the application of the DC By-law(s).

I have already provided the letter from the city that was emailed to me after my permit was issued and all the DC charges were paid for.

The address to the land is 56 st. Matthews ave Hamilton ON Canada

My address is [REDACTED] Etobicoke ON Canada

Please let me know if you need any more information.

Thank you,
Amin





Development Charges, Programs and Policies
 Corporates Services Department
 71 Main Street West, 1st Floor
 Hamilton, ON L8P 4Y5
 Fax: 905.546.2584

Securities and Municipal Act Charges
 Phone: 905.546.2424 ext. 2132 or 2651
 Email: Developmentofficer@hamilton.ca

Development Charges
 Phone: 905.546.2424 ext. 4400
 Email: DCRequest@hamilton.ca

February 5, 2025

Amin Mokhtarihajiyar

Toronto,
 Canada

Amin Mokhtarihajiyar:

Subject: 56 St. Matthews Avenue, Hamilton – Development Charges Payable

On December 6, 2024, development charges (DCs) for 56 St. Matthews Avenue, permit number 24T-3225 were paid. However, it has come to our attention that Building staff billed based on an outdated estimate in error. Therefore, a top up payment for DCs of \$36,579 is payable as calculated at the building permit issuance date, January 8, 2025. Please see below for a breakdown of the DC balance payable:

DC Type	Total DCs Payable (\$)	Less: DCs Paid to Date (\$)	Less: DCs Transferred (\$)	DC Balance Payable (\$)
City DCs	94,539	58,127	0	36,412
GO Transit DCs	386	357	0	29
Public Education DCs	1,873	1,573	162	138
Catholic Education DCs	1,539	1,701	(162)	0
Total	98,337	61,758	0	36,579

The reason for the increase is that the City's transition policy to honour the DC rates at the date of permit application expired November 30, 2024 for this application, therefore the increase is the result of bringing the DCs payable up to the current rate at the time of permit issuance, January 8, 2025. Section 55 of the City of Hamilton Development Charges By-Law, 2024 requires that additional payment of DCs shall be made where there has been an error.

Payment of the outstanding DCs payable must be made within 60 days of this letter. If payment is not received within 60 days then the DCs payable will be transferred to the property tax roll in accordance with Section 32 of the *Development Charges Act, 1997*.

Thank you for your time and attention to this matter. Should you have any questions, please contact me, Alexandra (Alex) Di Domenico. My contact information is as follows:

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February 5, 2025

Alexandra Di Domenico, CPA
Senior Financial Analyst, Development Charges, Programs and Policies
Corporate Services
Financial Planning, Administration and Policy, City of Hamilton
(905) 546-2424 Ext.4400
DCRequest@hamilton.ca

Thank you,

A handwritten signature in cursive script that reads "A. Di Domenico". The signature is written in dark ink on a light background.

Alexandra Di Domenico, CPA